

Graham McEvoy
77 Elm Grove South
Barnham
Bognor Regis
West Sussex
PO220EJ

Your Ref: OWPC26158
Our Ref: BN/18/20/PL 19-02-2020
Please ask for:
Maria Tomalova

25th March 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Variation of condition 15 imposed under EG/29/13/ relating to condition 15 - to change the foul drainage scheme from Sewage Treatment Plant to Pumping Station with associated drainage works.

Former Brooks Nursery Eastergate

Thank you for your internet representation made on 24th March 2020 which has been recorded as '**an objection**' with the comments as follows:

I write as I object to the proposal as the current plan presents an unacceptable risk of flooding and sewerage spilling into the streets, gardens and homes of the residents of Elm Grove South and Barnham. This is a clear danger to the health and safety of the residents.

The plans submitted do not contain enough technical detail or evidence (from David Wilson Homes or Southern Water) as to how the proposal will work with putting an 8" pressurised pipe into a 6inch clay pipes without causing any blockages or back ups being caused. The current plans submitted fail to demonstrate that the plans will not place residents at risk. It is unclear what risk assessments have been carried out and if they have been what the outcomes were and why. The plan does not even include a map of Elm grove south.

The current system in Elm Grove south dates back to when the Estate was built in the 1960's. It is a gravity fed system with 6"clay pipes. Since it was built there have been additional buildings and additional strain already placed on it. A number of residents have already complained about sewage backing up from their toilets into their bathrooms. This system is not designed or suitable to have this additional sewage pumped through it as proposed.

There is a clear risk that by pumping sewage with non-return valves into clay pipes from 1964 will damage the pipes (in addition to noise and vibrations), this could lead to back up pressure along the pipes and cause sewage to come back up into people's homes through the toilets. If the clay pipes separate or break (and or the joints become disconnected) and or any blockage occurs, the sewerage would come up from the road drains and surface water drains - this would put in to the streets and people's gardens, exposing residents and people in the area to sewage.

There is also the risk to St Philip Howard School and it has over 1000 students and staff. Given the clear and foreseeable risk of sewage leaks and damage to property along with the health and safety risks and smells caused, the proposals are severely lacking in technical detail about how these risks will be mitigated and how they will be prevented. Southern Water haven't provided a clear explanation or technical response as to how the current system will cope and why they do not believe there is any risk of sewage backing up / leaking out.

I would also note that the original plans were to have a private waste treatment facility. The original approval of the site stated:

The development shall not commence until full details of the proposed foul water drainage

scheme have been submitted to and approved in writing by the Local Planning Authority. (Including details of its routing, design, and subsequent management/maintenance). No building shall be occupied until the foul water drainage scheme has been implemented in accordance with the approved details. Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

This provision was not complied with.

I submit that planning approval cannot be granted where there are clear risks and dangers to the health and safety of the residents, potential damage to property and prevention of the use & enjoyment of it, affecting the right to a private family life as protected by Section 8 of the European Convention on Human Rights / Human rights Act 1998. The plans submitted fail to address these concerns.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning